



Talbot County Planning Commission Agenda

Wednesday, August 2, 2017 at 9:00 a.m.
Bradley Meeting Room, Talbot County Courthouse
11 N. Washington Street, Easton, Maryland

1. Call To Order

2. Decision Summary Approval for:

- a. July 5, 2017

3. Old Business

- a. **Applicant:** RDC Harbourtowne, LLC
Agent: Zach Smith, Esquire
File No.: 16-1658
Request: Special Exception—to permit the expansion of the Harbourtowne golf course for the purpose of creating a golf course driving range onto a portion of Lot 6 of Parcel 90 on Tax Map 23 that is proposed to be consolidated into the adjacent golf course parcel.
Location: 9784 Martingham Circle, St. Michaels, MD 21663 and 9599 Melanie Drive, St. Michaels, MD 21663
Zoning: Map 23, Grid 8 & 1, Parcel 1 & 90; Zone: RC/WRC
- b. **Applicant:** RDC Harbourtowne LLC c/o Capital Properties
File No.: SP580
Agent: Bill Stagg, Lane Engineering, LLC
Request: (1) Major Site Plan – Construct a golf practice facility – Revision of approved site plan
(2) Waiver – Lot Size
Location: E/S Melanie Drive, North of Canvasback Way, St. Michaels, MD 21663
Zoning: Map 23, Grid 8, Parcel 1; Zone: RC/WRC

4. New Business

- a. **Applicant:** Charles H. Webb
File No.: A-236
Agent: Brett C. Ewing, Lane Engineering, LLC
Request: Administrative Variance—modification to dwelling
Location: 22601 River Ridge Drive, Bozman, MD 21652
Zoning: Map 31, Grid 14, Parcel 370; Zone: RC
- b. **Applicant:** Susan R. Payne, et al.
Barbara R. Roney
File No.: L1273
Agent: Sean Callahan, Lane Engineering, LLC
Request: Preliminary Major Revision Plat
Location: E. Poplar Street, Royal Oak, MD 21662
Zoning: Map 46, Grid 12, Parcel 148, Lot 2 & 4; Zone: VC
- c. **Applicant:** Talbot County, Maryland
Agent: Ray Clarke, County Engineer
Resolution: Resolution No. 246
Request: Recommendation to County Council—A resolution to amend the Talbot County Comprehensive Water and Sewer Plan to Reclassify and remap certain properties located at Easton Point adjacent to the Town of Easton, Maryland (the “Properties”) from “W-2” and “S-2” to “W-1” and “S-1” immediate priority status
- d. **Applicant:** Talbot County, Maryland
Agent: Martin Sokolich, Senior Planner
Request: Recommendation to County Council—Talbot County MALPF Recertification Report

5. Discussion Items

July 13, 2017

- 6. Staff Matters**
- 7. Work Sessions**
- 8. Commission Matters**
- 9. Adjournment**